



## Board of Adjustment Case Report

City of Raleigh  
Department of City Planning  
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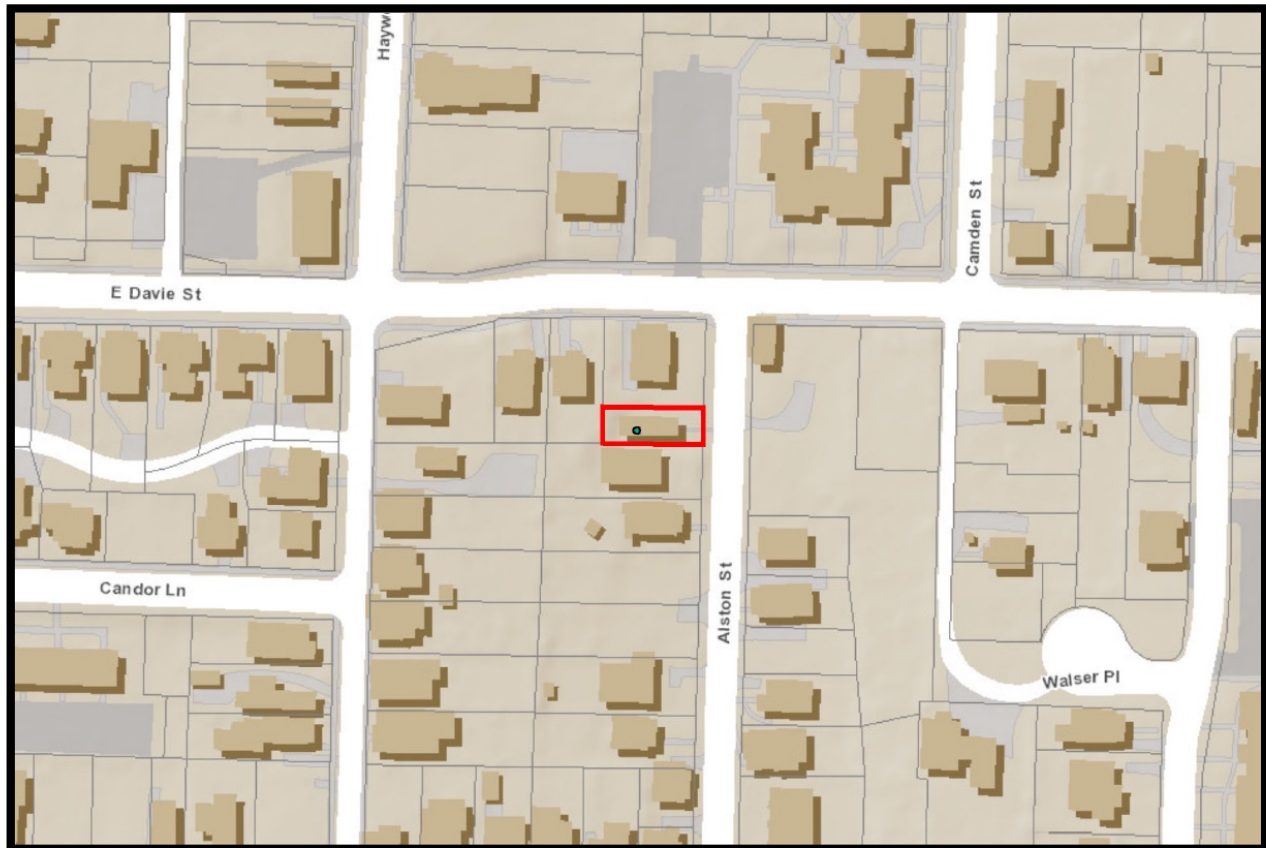
**Case File:** A-11-17

**Property Address:** 406 Alston Street

**Property Owner:** Telegraph Road Properties, LLC

**Project Contact:** Jason Queen

**Nature of Case:** A request for a 3 foot rear yard setback variance from Section 2.2.1. to construct a detached house that results in a 17 foot rear yard setback on a .05 acre property zoned Residential-10 and located at 406 Alston Street.

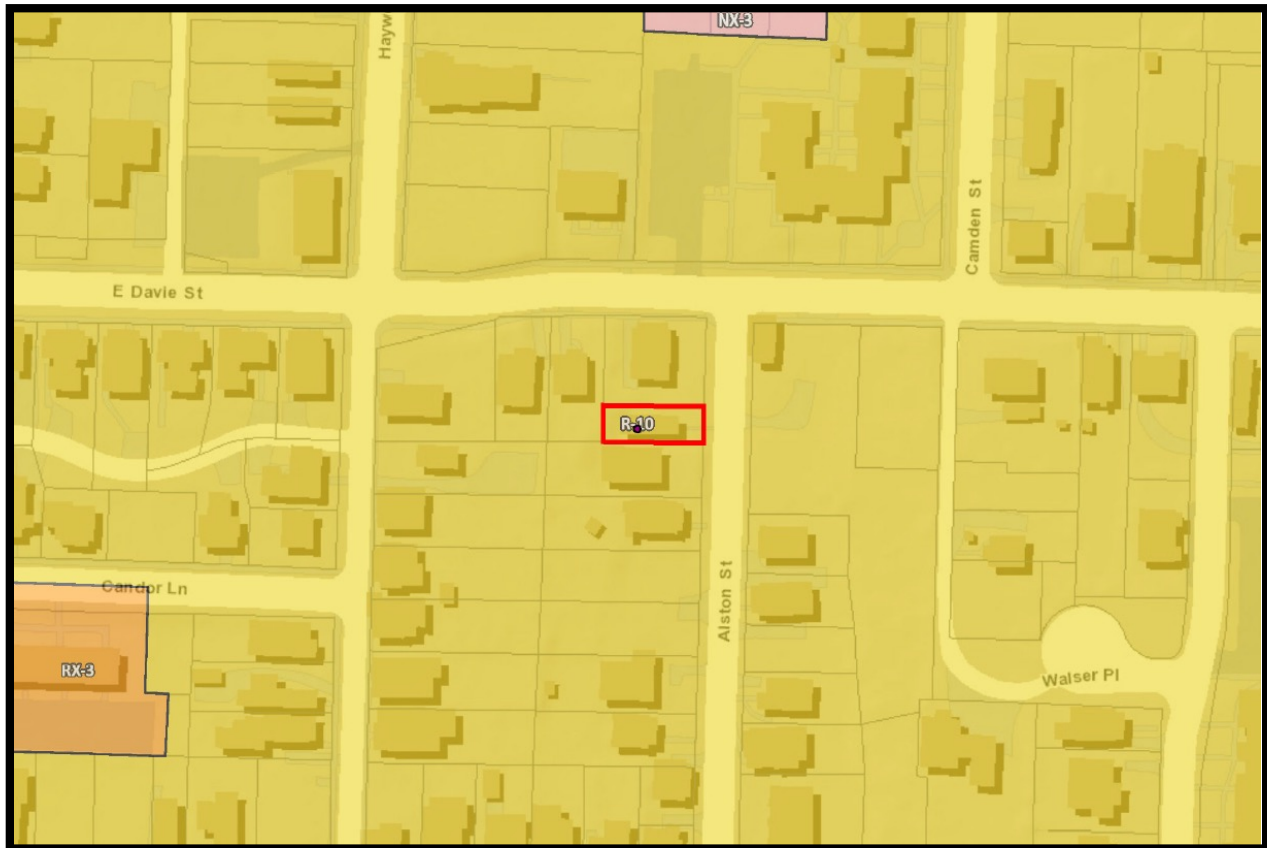


**406 Alston Street – Location Map**

**To BOA:** 1-9-17

**Staff Coordinator:** Eric S. Hodge, AICP

**ZONING**  
**DISTRICTS:** Residential-10



### 406 Alston Street – Zoning Map

**VARIANCE STANDARDS:** In accordance with UDO §10.2.10 Variance, before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that

circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

**Zoning District Standards:** The subject property is zoned Residential-10

**Lot Dimensions**

Area (min)	4,000 SF
Width – interior lot (min)	45
Width – corner lot (min)	60'
Depth -	60'

**Yard Type**

**Minimum Setback**

Primary Street	10'
Side Street	10'
Side	5'
Sum of Sides	10'
Rear	20'